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UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

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In re

Chapter 11

27 Putnam Ave LP, *et al.*,<sup>1</sup>

Case No. 19-13412 (LGB)

Jointly Administered

Debtors.

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**CERTIFICATION OF BALLOTS**

Backenroth Frankel & Krinsky, LLP, as attorneys for the above-captioned debtors (collectively, the “Debtors” hereby certifies as follows with respect to ballots received for voting to accept or reject the Debtors’ Plan of Reorganization (the “Plan”):

**27 Putnam Ave LP**

1. Class 1: New York City Lien Charges – unimpaired and deemed to have accepted the Plan.

2. Class 2: First Mortgage – 1 insider claimant asserting \$24,729,554 undisputed claim voted to accept the Plan.

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<sup>1</sup> The Debtors in these chapter 11 cases and the last four digits of each Debtor's taxpayer identification number are as follows: 27 Putnam Ave LP (7503); 90 Downing St LP (7503); 423 Grand Ave LP (7503); and 429 Grand Ave LP (7503). Any terms not defined herein are defined in the Local Rule Affidavit filed in these chapter 11 cases, at Docket No. 10.

3. Class 3: Priority Claims – unimpaired and deemed to have accepted the Plan.

4. Class 4: General Unsecured Creditors – 6 claimants asserting \$7,874 of undisputed claims voted to accept the Plan, and Grand Putnam Tenants Association, a disputed claimant asserting a \$400,000 claim, voted to reject the Plan, however such claim has since been expunged,.

5. Class 5: Equity Security Holders – No ballots received.

**90 Downing St LP**

6. Class 1: New York City Lien Charges – unimpaired and deemed to have accepted the Plan.

7. Class 2: First Mortgage – 1 insider claimant asserting \$24,729,554 undisputed claim voted to accept the Plan.

8. Class 3: Priority Claims – unimpaired and deemed to have accepted the Plan.

9. Class 4: General Unsecured Creditors – 7 claimants asserting \$19,626 of undisputed claims voted to accept the Plan. Grand Putnam Tenants Association, a disputed claimant asserting a \$400,000 claim, Nicole Sweet a disputed claimant asserting a \$175,000 claim and Elena Lunyova, a disputed claimant asserting a \$400,000 claim, voted to reject the Plan, however all such disputed claims have since been expunged.

10. Class 5: Equity Security Holders – Class 5: Equity Security Holders – No ballots received.

**423 Grand Ave LP**

11. Class 1: New York City Lien Charges – unimpaired and deemed to have accepted the Plan.

12. Class 2: First Mortgage – 1 insider claimant asserting \$24,729,554 undisputed claim voted to accept the Plan.

13. Class 3: Priority Claims – unimpaired and deemed to have accepted the Plan.

14. Class 4: General Unsecured Creditors – 6 claimants asserting \$27,923 of undisputed claims voted to accept the Plan. Grand Putnam Tenants Association, a disputed claimant asserting a \$400,000 claim, Melanie Altar a disputed claimant asserting a \$200,000 claim and Michele Mortensen, a disputed claimant asserting a \$400,000 claim, voted to reject the Plan, however, all such disputed claims have since been expunged, except for approximately \$5,000 of Ms. Mortensen's claim, which remains disputed.

15. Class 5: Equity Security Holders – No ballots received.

**429 Grand Ave LP**

16. Class 1: New York City Lien Charges – unimpaired and deemed to have accepted the Plan.

17. Class 2: First Mortgage – 1 insider claimant asserting \$24,729,554 undisputed claim voted to accept the Plan.

18. Class 3: Priority Claims – unimpaired and deemed to have accepted the Plan.

19. Class 4: General Unsecured Creditors – 6 claimants asserting \$27,923 of undisputed claims voted to accept the Plan. Grand Putnam Tenants Association, a disputed claimant asserting a \$400,000 claim, and Jacob Dysart, a disputed claimant asserting a \$200,000 claim, voted to reject the Plan, however such disputed claims have since been expunged,.

20. Class 5: Equity Security Holders – No ballots received.

Dated: New York, New York  
July 26, 2021

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